

Appendix B

## **Notices of Preparation and Availability**



## Notice of Preparation

### Subsequent Environmental Impact Report (SEIR) Hamilton Main Airfield Parcel and Adjacent Coastal Salt Marsh Record of Decision/Remedial Action Plan (ROD/RAP)

**To:** Interested Agencies, Organizations, and Individuals

**Subject:** Notice of Preparation of a Draft Subsequent Environmental Impact Report for the Hamilton Main Airfield Parcel and Adjacent Coastal Salt Marsh Record of Decision/Remedial Action Plan

**Lead Agency:** California State Coastal Conservancy

**Contact:** Attn: Tom Gandesbery  
California State Coastal Conservancy  
1330 Broadway, 11<sup>th</sup> Floor, Oakland, CA 94612  
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tgandesbery@scc.ca.gov

A Record of Decision/Remedial Action Plan (ROD/RAP) has been developed by the U.S. Department of the Army (Army), the California Department of Toxic Substances Control (DTSC), and the San Francisco Bay Regional Water Quality Control Board (RWQCB). The ROD/RAP identifies proposed actions to address residual contamination present at the Hamilton Army Airfield (HAAF) Main Airfield Parcel and the adjacent Coastal Salt Marsh in coordination with construction of the Hamilton Wetland Restoration Project (HWRP). The HWRP was developed for the site and adjacent property in 1998, assessed for its environmental impact under NEPA and CEQA through an Environmental Impact Statement/Environmental Impact Report (EIR/EIS) in 1998, and authorized by Congress in 1999. The purpose of the HWRP is to restore the site to tidal and seasonal wetlands utilizing placement of dredged material. The California State Coastal Conservancy (SCC) is the intended future landowner of the site (after transfer from federal ownership) and is the local sponsor of the HWRP. Following completion of the HWRP construction and adaptive management period, it is anticipated the property will be transferred to the California Department of Fish and Game or the US Fish and Wildlife Service for long-term management.

DTSC and the RWQCB have determined that their approval of the ROD/RAP is a discretionary action that will require compliance with CEQA. The prior EIR/EIS for the HWRP assessed potential remedial actions on a general level, because the details of proposed remedial actions were not fully developed at the time. Now that the details of proposed remedial actions have been identified in the ROD/RAP, DTSC, RWQCB, and SCC have determined that a subsequent EIR (SEIR) needs to be developed to comply with CEQA. The SCC is acting as the lead agency for the SEIR. DTSC and the RWQCB are acting as responsible agencies for the SEIR.

The purpose of the SEIR is to inform decision-makers and the general public about the environmental effects of the actions contained within the ROD/RAP. The CEQA process is intended to provide public agencies with the environmental information required to evaluate a Proposed Project (in this case the ROD/RAP); to

identify methods for reducing adverse environmental impacts; and to ensure that a range of alternatives is considered prior to the approval of the Project. The purpose of this Notice of Preparation (NOP) is to solicit comments about the Project, including possible alternatives, and the scope and content of the environmental information to be included in the SEIR, in accordance with CEQA.

A public scoping meeting will be held on Thursday, May 1, 2003 from 7:00 p.m. to 8:30 p.m. at the Marin Humane Society, 171 Bel Marin Keys Blvd., Novato, California. The scoping meeting will present an opportunity for SCC, DTSC, the RWQCB, and the Army to introduce the ROD/RAP to the public and to solicit comments from the public and agencies. Comments received at the public scoping meeting will be considered in the SEIR analysis.


The initial review and comment period for the Project will **commence on April 11, 2003 and will conclude on May 11, 2003**. Due to the time limits mandated by State law, comments must be sent at the earliest possible date but *no later than 30 days* after receipt of this notice and official commencement of the CEQA review period. Please send comments to the attention of Tom Gandesbery, at the address shown above, by May 10, 2003.

**Project Title:** Subsequent Environmental Impact Report for Hamilton Main Airfield Parcel and Adjacent Coastal Salt Marsh Record of Decision/Remedial Action Plan

**Project Location:** Hamilton Army Airfield; Marin County, California

**Project Description:** See attached.

**Date:** April 10, 2003

  
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Tom Gandesbery, Project Manager  
California State Coastal Conservancy

# Summary Project Description

## Hamilton Main Airfield Parcel and Adjacent Coastal Salt Marsh

### Record of Decision/Remedial Action Plan (ROD/RAP)

#### Site Description and History

Hamilton Army Airfield (HAAF) is a former military installation located on a diked and subsided bayfront parcel in the City of Novato, California. A perimeter levee excludes tidal waters from the Inboard Area of the former installation. The 644-acre Main Airfield Property parcel and other parts of HAAF were identified for closure under the Base Realignment and Closure (BRAC) Act of 1988. There are 10 acres of the parcel that lie outboard of the perimeter levee in the Coastal Salt Marsh. The remaining portion of the Coastal Salt Marsh (78 acres) is located on property owned by the State Lands Commission (SLC). Some of the sites being addressed in the ROD/RAP extend beyond the Army BRAC property boundary onto property owned by SLC. Figure 1 shows the areas that are the subject of the ROD/RAP. The Army anticipates transferring the HAAF Main Airfield Parcel to the California State Coastal Conservancy (SCC) for the Hamilton Wetland Restoration Project (HWRP).

The Inboard Area was used for a variety of military functions. These functions were supported by underground storage tanks, aboveground storage tanks, transformers and transformer pads, storm drain and sanitary sewer systems, the Former Sewage Treatment Plant (including sludge drying beds), fuel lines, revetment areas, and the Perimeter Drainage Ditch, which collected runoff from the Base as well as from some surrounding agricultural lands. Portions of the Coastal Salt Marsh were used to support Department of Defense operations on the main airfield. Activities within the Coastal Salt Marsh included emergency rescue operations in San Pablo Bay and disposal of construction debris. These activities were supported by transformers and transformer pads, a winch at the boat dock, and a burn pit at the East Levee Construction Debris Disposal Area. Additional features of the Coastal Salt Marsh include the Outfall Drainage Ditch, which receives stormwater runoff and drainage from the main airfield, and the Former Sewage Treatment Plant Outfall, which discharged surface water containing main airfield sanitary and industrial wastes from the Former Sewage Treatment Plant.

Contaminants detected at various sites within the Inboard Area and Coastal Salt Marsh include petroleum and associated combustion products, heavy metals, dioxins, volatile and semi volatile organic compounds (VOC), polychlorinated biphenyls (PCBs), pesticides, and herbicides. Residual PAHs are found in soils adjacent to the runway and residual DDTs are found in soils throughout the Inboard Area.

#### ROD/RAP Goals and Objectives

The ROD/RAP was developed by the U.S. Department of the Army (Army), Regional Water Quality Control Board (RWQCB), and the Department of Toxic Substances Control (DTSC).

The objectives of the ROD/RAP are:

- to render the Inboard Area suitable for use as open-space wetland restoration, and
- to remove and/or cover contamination in the Coastal Salt Marsh to protect its existing use as marsh habitat.

To achieve these objectives, environmental action contaminant concentration goals (action goals) protective of wetland receptors are established in the ROD/RAP. The action goals are based primarily on site specific ambient concentrations, in combination with San Francisco Bay Ambient sediments and NOAA effects-range low (ERL) sediment concentrations.

## **ROD/RAP Regulatory Considerations**

This closed military facility is on the State's Cortese List, but not on the National Priority List (NPL). The Army is responsible for environmental remediation of the HAAF as the Department of Defense owner of the base at the time of closure under the BRAC Act of 1988.

The ROD/RAP identifies the proposed environmental response actions to be taken by the Army BRAC restoration program and additional environmental assurances to be provided by actions that the Army Civil Works Program will take through the HWRP to address potential risks associated with residual contaminants on the Main Airfield Parcel at HAAF and restoration of a wetland at HAAF.

DTSC and RWQCB are regulating these environmental actions as environmental response actions in accordance with the provisions of California Health and Safety Code and the RAP is being prepared in accordance with Chapter 6.8 of Division 20 of the California Health and Safety Code Section 25356.1. The RWQCB, with DTSC support, will be the lead state agency for oversight of the implementation of the ROD/RAP. The RWQCB, as authorized by the Porter Cologne Water Quality Control Act, will adopt site cleanup requirements (SCRs) that will ensure implementation of the final approved ROD/RAP. Additionally, the RWQCB will issue Waste Discharge Requirements (WDRs) to the U.S. Army Corps of Engineers and SCC regulating actual and potential discharges associated with implementation of the HWRP.

The Army anticipates transferring 630 acres of the HAAF Main Airfield Parcel to the California State Coastal Conservancy (SCC) in order that the land may be provided to the Civil Works program of the Army Corps of Engineers. The majority of the Coastal Salt Marsh is currently owned by SLC, having been transferred to the State of California from the Army in 1984. The HWRP is a federal project authorized by the Water Resources Development Act of 1999. The U.S. Army Corps of Engineers, San Francisco District, will construct and, for 13 years, monitor and adaptively manage the HWRP. The SCC, as the local sponsor, would be responsible for operation and maintenance of the HWRP from project completion forward. Following completion of the HWRP construction and adaptive management period, it is anticipated the property will be transferred to the California Department of Fish and Game or the US Fish and Wildlife Service for long-term management.

## **ROD/RAP Proposed Actions**

The ROD/RAP presents the proposed environmental actions to be conducted by the Army necessary to protect public health and the environment based on the proposed future use of the property for wetland restoration. The Hamilton Reuse Plan designates the Main Airfield Parcel as open space for wildlife habitat restoration and wetland restoration use.

One of four different environmental actions are proposed to address risks to human health and ecological receptors in a wetland environment at each site included within the ROD/RAP:

- No Further Action;
- Excavation and Offsite Disposal;
- Manage In-situ, with Monitoring and Maintenance, for Army BRAC Sites; and
- Manage On-site, with Monitoring and Maintenance, for Army Civil Works Issues.

## **No Further Action**

For sites where this is the proposed action, no further action will be taken, and there will be no restrictions placed on the use of the site.

## **Excavation and Offsite Disposal**

For sites where this is the proposed action, the site will be excavated with the soils disposed of at an appropriate offsite landfill facility. For a site that has been determined to require excavation, the action goals included in the ROD/RAP will be utilized to determine the extent of excavation.

## **Manage In-situ, with Monitoring and Maintenance, for Army BRAC Sites**

For Army BRAC sites where this is the proposed action, in-situ management will be based on a performance criteria of 3 feet of stable cover. In-situ management is proposed where residual concentrations exceed the action goals. The purpose of the cover is to eliminate or significantly reduce any potential risk associated with residual concentrations of contaminants, by preventing exposure of future wetland receptors to existing site soils.

## **Manage On-site, with Monitoring and Maintenance, for Army Civil Works Issues**

For issues to be addressed by Army Civil Works where this is the proposed action, on-site management will be based on a performance criteria of 3 feet of stable cover or equivalent measures as agreed to by the Army and the State. The primary purpose of the cover is to eliminate or significantly reduce any potential risks associated with residual concentrations of Inboard Area-wide DDTs and PAHs in soils adjacent to the runway, by preventing exposure of future wetland receptors to site soils contaminated with these compounds.

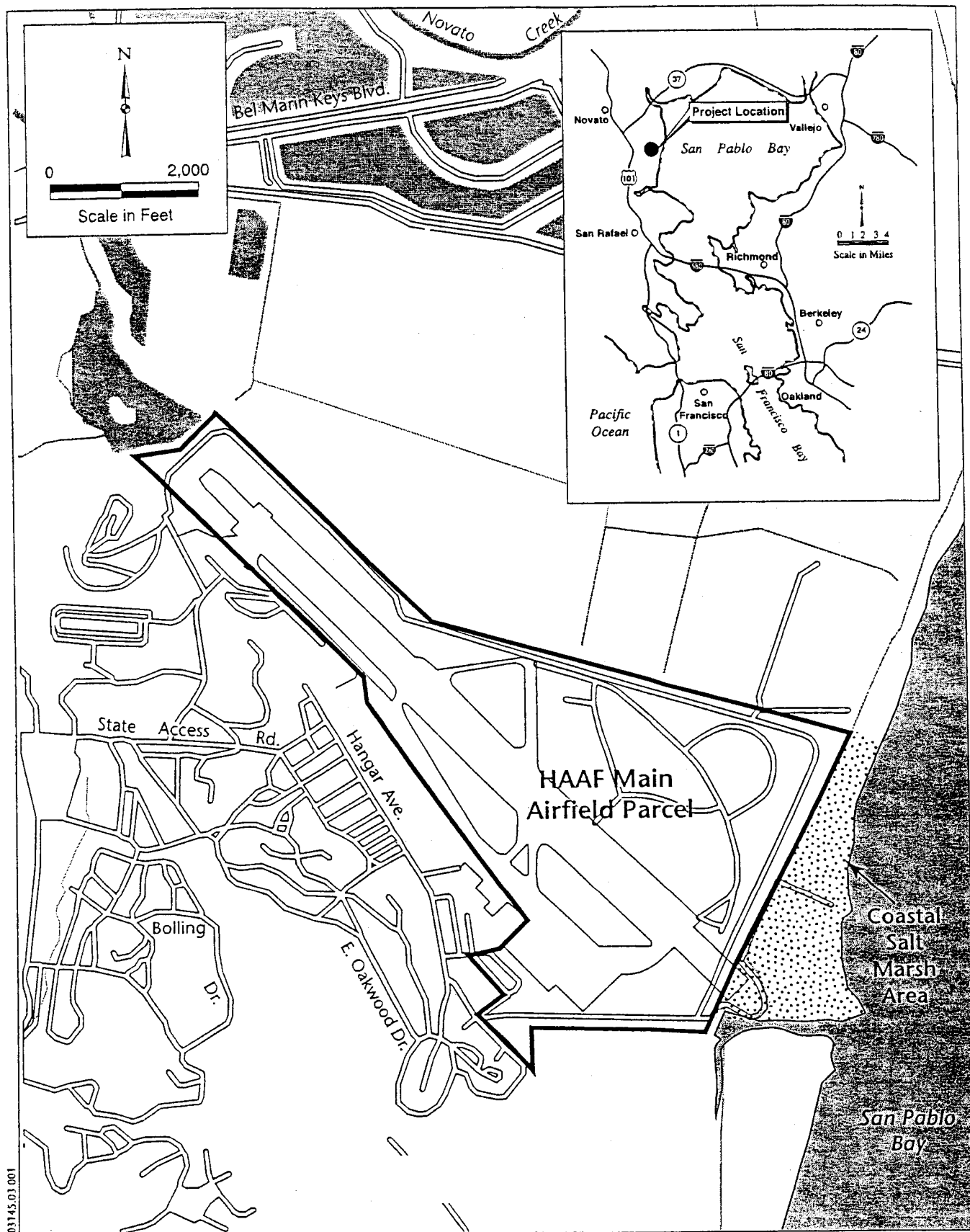
## **Institutional Controls**

Institutional Controls in the form of land use restrictions will be required where contamination remains above the action goals. The Institutional Controls include the following:

- Grading, excavation, and intrusive activities must be conducted pursuant to a plan approved by the State.
- Restrictions on future use, such as a prohibition against the site for use as residences, schools, day care facilities, and other sensitive uses.
- Rights for State and federal agencies to access the property to carry out any response actions or other activities consistent with the purposes of the ROD/RAP in the future.

## **Follow up Areas or Activities**

Several areas of the HAAF property that were recently assessed as potential concerns, based on an archived records search, photos, and interviews, are currently being considered for further investigation and potential inclusion in the ROD/RAP.



03145.01.001

Figure 1  
Hamilton ROD/RAP Project Area



**Notice of Availability/Fact Sheet**  
**Subsequent Environmental Impact Report (SEIR)**  
**Record of Decision/Remedial Action Plan (ROD/RAP)**  
**Hamilton Army Air Field (HAAF), Novato, California**  
**June 2003**

## Introduction

The Main Airfield Parcel Record of Decision/Remedial Action Plan (ROD/RAP) for Hamilton Army Airfield (HAAF) presents the actions to be taken at the former HAAF Main Airfield Parcel and in the adjacent coastal salt marsh area to address residual contamination. HAAF is located adjacent to San Pablo Bay in the City of Novato, Marin County, California. A location map is provided in the attached background information sheet. The ROD/RAP is described in the attached ROD/RAP Fact Sheet. HAAF is on the State's Hazardous Waste and Substances Sites (Cortese) List as a known site of hazardous materials release.

The California Coastal Conservancy (Conservancy), pursuant to the California Environmental Quality Act (CEQA), has prepared a Draft Subsequent Environmental Impact Report (SEIR) to evaluate the potential environmental effects of activities in the ROD/RAP and identify measures to minimize or avoid any environmental effects determined to be potentially significant. The Conservancy is the local sponsor of the Hamilton Wetland Restoration Project (HWRP). Approval of the ROD/RAP by the California Department of Toxic Substances Control (DTSC) and Regional Water Quality Control Board (RWQCB) is a discretionary action subject to CEQA.

This fact sheet provides information on the SEIR, as well as information on the public comment period and public meeting for the SEIR.

## What is an SEIR?

The SEIR is an informational document for decision-makers and the public. CEQA requires that decision-makers review and consider the EIR in their decision process for a project. The Conservancy is the lead agency responsible for preparing and certifying the SEIR. DTSC and RWQCB are responsible agencies for the SEIR and would rely on it to support their decision to approve or disapprove the ROD/RAP.

Wetland restoration of the main airfield parcel is proposed as part of the Conservancy's and U.S. Army Corps of Engineers' HWRP, which was evaluated in a final environmental impact report/environmental impact statement (EIR/EIS)

that was certified in December 1998. Details of the nature and extent of residual contamination and the specific actions necessary to address it were not known when the HWRP EIR/EIS was completed. This subsequent EIR has been prepared to evaluate the potential for environmental impacts from the actions proposed in the ROD/RAP.

The ROD/RAP has been developed with the ultimate view toward wetland restoration on the site pursuant to the HWRP and also directly or indirectly supports other objectives of the HWRP. Those objectives include

- to design and engineer a restoration project that stresses simplicity and has little need for active management;
- to demonstrate beneficial reuse of dredged material, if feasible;
- to ensure no net loss of wetland habitat functions presently provided at the HAAF site;
- to create and maintain wetland habitats that sustain viable wildlife populations, particularly for Bay Area special-status species;
- to include buffer areas along the upland perimeter of the project area, particularly adjacent to residential areas, so that wildlife will not be impacted by adjacent land uses—perimeter buffer areas should also function for upland refuge, foraging, and corridors for some species;
- to be compatible with adjacent land uses and wildlife habitats; and
- to provide for public access that is compatible with protection of resource values and regional and local public access policies.

The SEIR identifies potential significant impacts to biological resources, air quality, noise, cultural resources, and transportation. All impacts would be reduced to a less than significant level by mitigation measures identified in the SEIR, except one transportation impact (added trips on State highways), which would be significant and unavoidable.

## Public Comment Period – June 5 – July 21, 2003

The Coastal Conservancy is requesting public comments on the Draft SEIR for the ROD/RAP for Hamilton Army Airfield during the 45-day public comment period beginning June 5 2003 through July 21, 2003.

The Draft SEIR is available for public review online at the Conservancy's website at:  
[www.coastalconservancy.ca.gov](http://www.coastalconservancy.ca.gov)

The Draft SEIR is available for review at the following address:

The Main Branch of the Novato Public Library  
1720 Novato Blvd.  
Novato, CA 94947  
415-898-4623

The Draft SEIR is also available for review by appointment at:

Hamilton Administrative Record Library  
Army BRAC Office  
1 Burma Rd.  
Novato, CA 94949  
415-883-6386

All written public comments will be considered and responded to while finalizing the Draft SEIR. All persons who submit written comments on the Draft SEIR will receive a copy of the Conservancy's response to comments. **To be incorporated into the final document, written comments must be postmarked or submitted electronically by July 21, 2003.** The public is invited to provide electronic or written comments directly to:

Attn: Tom Gandesbery  
California State Coastal Conservancy  
1330 Broadway, 11<sup>th</sup> Floor, Oakland, CA 94612  
(510) 286-1015  
[tgandesbery@scc.ca.gov](mailto:tgandesbery@scc.ca.gov)

## Public Hearing July 9, 2003

The California Coastal Conservancy, together with DTSC, RWQCB, and the Army, will hold a public meeting to explain the SEIR and the ROD/RAP to interested community members and receive public comments:

**Wednesday, July 9, 2003**  
7:00 – 9:00 p.m.  
Marin Humane Society  
171 Bel Marin Keys Blvd.  
Novato, CA 94949

For more information on the hearing, please contact Dean Amundson at  
510-433-8962